

MINUTES  
BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE  
HARRIS COUNTY, TEXAS

At a regular meeting held on October 10, 2024, the following members of the Board of Adjustment were present:

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
John Brennan	Present
Michael Cooper	Present
Vicki Driscoll	Present
Kevin Risley	Present

Those in attendance included the Applicant and other interested parties.

- I. The meeting was called to order at 6:06 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was two; however, the appeal of Dan and Allyson Mark (510 Gingham Drive) was tabled with the right of said applicants to come before the Board of Adjustment again concerning the issue raised in applicants' appeal since Mr. Mark believes City Council may very well change the generator ordinance to permit the placing of generators closer than five feet from the residence.

The action taken by the Board on any application (i) is limited solely to such application, (ii) shall not be applicable to any other application whether on the property involved with such application or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapters 34 or 74 of the Code of Ordinance of the City, or any other ordinance.

- III. The Board's actions on the above stated appeal(s) are attached hereto and incorporated herein by this reference for all purposes.
- IV. The meeting was adjourned at 7:25 P.M.

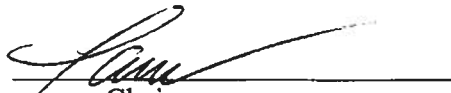
  
Chair

BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: October 10, 2024

1. Scheduled Appeal No: 24-03
2. Applicant: Gary Douglas
- 5
3. Address: 5 Windermere Lane
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Section 74-244(a)(4)(b) Generator
5. Applicant was present: no  
Represented by Andrew Spitzmueller with GenPro
6. After presentation of the appeal by applicant, discussion by all interested parties either for or against and deliberation by the Board, the Board voted to grant the appeal to permit a generator to be placed on the east side of the existing house abutting and parallel to and adjacent to the existing sidewalk currently located on the east side of the existing house (so that the generator is approximately 6 to 10 feet from the east property line brick fence and more than 5 feet from the house) and the exhaust is to not face either the house or the brick fence on the east boundary of the lot,, but otherwise in accordance with the requirements of Section 74-244(a)(4).
7. The vote of each Board Member was as follows:

Member	Vote (Granted/Denied)
Risley	Granted
Chapman	Granted
Cooper	Granted
Driscoll	Granted
Brennan	Granted

  
Chair

ORDER NO. 24-03  
VARIANCE

BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF PINEY POINT VILLAGE:

Section 1. The appeal of Gary Douglas, for the following variance as to 5 Windermere Lane:

A variance permitting a generator to be placed on the east side of the existing house abutting and parallel to and adjacent to the existing sidewalk currently located on the east side of the existing house (so that the generator is approximately 6 to 10 feet from the east property line brick fence and more than 5 feet from the house) and the exhaust is to not face either the house or the brick fence on the east boundary of the lot, but otherwise in accordance with the requirements of Section 74-244(a)(4) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted.

Section 2. The Board hereby finds and determines as follows:

(a) The variance requested as to Section 74-244(a)(4)(b) will not be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-244(a)(4)(b) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-245(i) (1) is consistent with the spirit of the Ordinance and its general purpose and intent.

Section 3. The action taken by the Board (i) is limited solely to this appeal and the improvements under consideration, (ii) shall not be applicable to any other appeal whether on this property or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapter 74, Zoning, of the Code of Ordinances of the City or any other ordinance.

PASSED, APPROVED, and ORDERED October 10, 2024 (transmitted to offices of the City of Piney Point on October 11, 2024).

  
Chair